

Our ref: PR151392-2

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Date: 24 January 2022

Chief Executive Officer
Douglas Shire Council
PO Box 723
Mossman QLD 4873

Attn: Jenny Elphinstone, Senior Planning Officer

Dear Jenny,

**16-20 Oleander Drive, Wonga Beach (RAL 1 into 3)
Information request response (pursuant to Section 13.2 and 13.3 of the Development Assessment Rules)
Council Ref: ROL 2022_4580/1**

We refer to Council's information request, dated 18 January 2022, for the development application over the above site.

Pursuant to sections 13.2 of the *Development Assessment Rules* we provide our response to this information request below.

In accordance with Section 13.3 of the *Development Assessment Rules*, we confirm that this letter and attachments constitute our response to Council's information request. Accordingly, we request that Council proceed with assessment of this development application.

Request overview

In summary, the following specific information was requested by Council Officers to complete the assessment of the application:

- A lot layout plan that provides the location of the existing class 10a shed and associated on-site wastewater treatment infrastructure; and,
- A survey plan that nominates ground levels in metres AHD for Council Officers to complete the assessment against the Flood and Storm Tide Hazard Overlay Code.

Information request response

Revised lot layout plan

Please find attached a revised lot layout plan that identifies the location of the existing class 10a Shed and the on-site effluent disposal trench. The location of the shed and the waste water treatment infrastructure satisfies the setback distances required of the planning scheme and the Queensland Development Code and the Queensland Plumbing and Wastewater Code, respectively.

Existing Ground Levels

The attached survey plan provides contours and spot levels across the site and confirms lidar information previously provided. The site levels vary from 2.82m AHD at the western end of the site frontage to Oleander Drive to 3.63m AHD adjacent the northern (rear) boundary.

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In determining the application and in accordance with the requirements of the *Planning Act 2016* in respect of Code Assessable applications, Council can only have regard to the relevant Assessment Benchmarks. In this instance, the relevant Assessment Benchmark is Performance Outcome PO3 of the Flood and Storm Tide Hazard Overlay Code, which requires development design to respond to flooding potential and maintain personal safety. The corresponding Acceptable Outcome is for additional lots to be demonstrated to be above the flood level identified for the site. The Defined Inundation Event for this site is identified by Council flood reporting as being 3.1019m AHD.

The attached plan demonstrates that, excluding the required setback from the front boundary of 6 metres for all new development, the proposed lots are above the flood level identified for the site. Therefore, the developable areas of the proposed lots have a ground level above the identified flood event, and, on that basis, the development design responds to flooding potential. No filling of the proposed lots is required to satisfy the planning scheme requirements set out in the relevant Assessment Benchmark.

We trust that the above commentary and attached information satisfies Council Information Request and we look forward to receipt of the Councils draft conditions of approval and estimated Infrastructure Charges for comment and the subsequent Decision Notice. In the meantime, if you have any queries, please contact the writer (contact details below).

Yours sincerely,
for RPS Australia East Pty Ltd

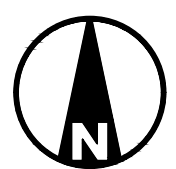
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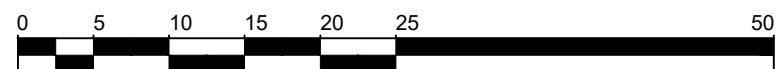
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 - Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
 - The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimensions only and not by field survey. If not able to be so located, services have been plotted from the records of relevant authorities where available and have been noted accordingly on this plan. Where such records either do not exist or are inadequate a notation has been made hereon.
 - Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services.

Legend

- Power Pole ●
- Sewer I/O ○
- Telstra Pit ●
- TBM ●
- Road - Crown ---
- Water Pipe U/G —W—
- Power Line A/G —E—
- Power Line U/G -E-
- Building ▤▤▤▤▤▤
- Fence ▤▤▤▤▤▤



M & ME McKay
 Reconfiguration of Lot 146 on RP740808 -
 16-20 Oleander Drive, Wonga Beach



PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

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